



**MINUTES OF THE GILA COUNTY  
BOARD OF ADJUSTMENT  
Thursday, November 19, 2020**

Gila County Board of Supervisors Conference Room  
610 E. State Hwy 260, Payson, AZ  
Gila County Board of Supervisors Conference Room  
1400 East Ash Street, Globe, AZ  
9:00 A.M.

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## **REGULAR MEETING**

1. The meeting was called to order at 9:00 A.M. by Bryan Goslin.
2. Pledge of Allegiance was led by Scott Buzan.
3. Roll Call: Shealene Loya called the roll; Chairman Mickie Nye (Absent), Bryan Goslin (in Globe), Mary Lou Myers (in Payson). A quorum was present.

Community Development Staff Members Present: Scott Buzan-Director, Michelle Dahlke-Senior Planner and Shealene Loya-Administrative Assistant.

4. Review and Approval of the Board of Adjustment Minutes from October 15, 2020. Mr. Goslin asked if there were any changes needed on the minutes. No changes were suggested. Mrs. Myers motioned to approve the minutes and Mr. Goslin seconded the motion.
5. **Director/Planner Communication:** At any time during this meeting of the Board of Adjustment, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Mr. Buzan- Gave a brief overview of where the Board of Adjustment Meeting was occurring and who was in attendance.

Mrs. Dahlke- No Comments

### **Information/Discussion/Action:**

### **Public Hearing:**

6. **VARP2008-001 WILLIAM KAUFMAN (Applicant):** An application to request a minimum lot area of 30,834 square feet (0.71 acres) where 43,560 square feet (one acre) is the minimum lot size permitted for a proposed Minor Land Division. The property is located at 8870 West Single Tree Lane in the Round Valley area, south of Payson, AZ (APN 304-22-080N) and is zoned Rural Residential (RR).

Mrs. Dahlke began by giving a brief overview of the case and how it has developed into the request being presented to the Board. Current lot size is 1.77 acres. Staff believes that approval of the Variance will not have any negative effect on the surrounding area because no visible change is taking place and the use of the property will be compatible with the surround properties. No neighbors have submitted comments regarding this case.

It was clarified that all structures on the property would meet setback requirements after splitting the lots.

Pauline Hughes addressed the Board and explained that her father willed the manufactured home on the property to her and the single-family residence on the property to her brother. She expressed that they have no intention of renting out the dwellings, but instead want to preserve them for their families.

Upon motion made by Mrs. Myers, seconded by Mr. Goslin, the Board unanimously voted to approve the Variance request.

7. **VARG2009-001 MANUEL & JOSEPHINE LEDEZMA (Applicant):** An application to request a 7-foot front yard setback for a partially constructed covered porch where 20-feet is required. The property is located at 5801 South Russell Road in Globe, AZ (APN 207-07-035) and is zoned Residence One District - Density District 7 (R1-D7).

Mrs. Dahlke explained to the Board that the property owners were not aware that a building permit would be required for the construction. The owners agreed to cut the eaves of the porch back to meet the 7' setback that is being requested. Mrs. Dahlke explained that the house was originally built in 1930 with an 18' front yard setback. Although the property has a Russell Road address, the porch is actually located in the back of the residence, but because of the addressing, staff has to consider the porch to be located in the front. Staff recommends approval of the request.

Upon motion made by Mrs. Myers, seconded by Mr. Goslin, the Board unanimously voted to approve the Variance request.

8. **VARP2009-001 RICHARD JAMES (Applicant):** An application to request a 1-foot rear yard setback for an existing water tank where 7-feet is required and a 4 ½-foot side yard setback for the southwest corner of an existing shed where 7-feet is required. The property is located at 4858 N Rim View Loop in Strawberry, AZ (APN 301-08-192) and is zoned Residence One District - Density District 25 (R1-D25).

Mrs. Dahlke explained to the Board that when the complaint came in for the subject property, multiple structures were looked at, but only 2 needed zoning clearance: a water tank and a shed. Applicant believes that moving each of the structures would be nearly impossible. The morning of the meeting, staff received 3 letters from neighboring property owners, one of which was in favor, one was opposed, and one simply described some issues with the way the properties are surveyed in the area.

Mr. Goslin asked for clarification on whether the water tank would require a building permit. Mr. Buzan answered by stating that it does not require a building permit due to its size, but it is required to meet setback requirements. Mr. Goslin also asked if there was a fence on the back side of the shed to which the property owners confirmed that there was.

Richard James addressed the Board to give them a brief overview of the property and its history.

Mrs. Myers requested clarification on what is considered to be the front of the property and what the setbacks are. Mrs. Dahlke explained that North Rim View Loop is considered to be the front of the property and that the shed is 4 1/2 – feet from the side property line and the water tank is 1-foot from rear property line.

Mr. Buzan wanted to clarify a concern that was brought up in a letter received from an adjoining property owner regarding the Variance and the structures. He is explained that the Variance request would only be for those structures approved under the Variance request, not any new structures.

Upon motion made by Mrs. Myers, seconded by Mr. Goslin, the Board unanimously voted to approve the Variance request.

9. **Adjournment.** Mrs. Myers made a motion to adjourn, seconded by Mr. Goslin. The motion to adjourn was unanimously approved at 9:40 A.M.